otton Jobber To Build on Seventh Ave.

63-Year Lease of Builds Near 41st St. Corner nd Plans to Erect Eightory Structure for Site

Legarett, executor, the property of Early of Set south of Forty-first Street, occupied by two old five-story lings for the site of an eight story lings for the site of an eight story ling devoted to stores, offices and rooms.

Westchester HARMON-ON-HUDSON—Will fent my beautiful home for winter, charmingly distributed by the property was recently detailed by the property was recently did to Meyer M. Steinberg for a lar term, but this lease is said to been canceled. The new lease arranged by Charles Michael, as er. The plans for the proposed ling have been drawn by William chauser, architect, and the build-will cost in excess of \$200,000. Mr. but cost in excess of \$200,00

r. Chas. G. Kerley Joins Rank of Home Owners

ires East 81st St. House, ar Fifth Avenue, Which He Now Occupies Dr. Charles G. Kerley bought from e estate of Adolph Brussell the four-ory dwelling he occupies at 10 East ghty-first Street, 20.5x102.2, near

th Avenue.
Lillie F. Barnard bought from Grace irroll the five-story dwelling at the utheast corner of Riverside Drive d Eighty-first Street, 52.4x36.
L. J. Phillips & Co. sold for Henry leeks, of the law firm of Silcocks, edley & Holmes, to a client for instment 19 West Sixty-eighth Street, five-story American basement dweller, 18x100.

ing, 16x100.

William E. Farrow sold to Sarah Doughty the four-story dwelling at 55 West Seventy-sixth Street, 20x102.2.

Samuel Silverman sold to John M. Poggi the two-story dwelling at 432 East Eighty-second Street, 12.6x102.2.

M. H. Gaillard & Co. resold for I. Pandolph Jacobs and Everett Jacobs the five-story residence 64 West Eighty-second Street, 19x100, held at 335.000, for occupancy by Stoddard & Mark representing the sellers. The property was recently purchased by

property was recently purchased by the sellers to relase restrictions on the adjoining property in the rear to seemit construction of a large hotel.

The W. K. G. Company sold to Mary Rotherham the three-story dwelling at 253 West 113th Street, 18x100.11; also to Jessie McCormoek the similar to the series of the series of

Catricala the three-story dwelling at 28 West Eighty-fourth Street, 20x102.2. Deborah Levy sold to Beatrice W. Madden the three-story dwelling at 212 East 106th Street, 16.8x109.11.

N. B. Stang sold to Isabella McQuade the four-story dwelling at 120 West 45t. Street, 20x100.11.

Macob Goodman sold to Walter Tyler at three-story dwelling at 221 West 129th Street, 16.8x99.11.

William F. Trottman sold to John S. Brown the three-story dwelling at 221 West 129th Street, 12.6x100.11.

Williams the three-story dwelling at 224 West 132d Street, 12.6x100.11.

Hastings S. Tompkins sold to William P. Hayes the three-story dwelling at 240 West 132d Street, 18x99.11.

Charles A. DuBois sold for George E. Halliday to Alice A. Kranz the three-story dwelling at 628 West 158tin Pepe & Brother sold the three-story douse 23 Downing Street for Joseph W. Moyer, of Pennsylvania, 19x70, to a client from Plainfield, N. J., for occupancy.

130 West 42d St. 6466 Bryant.

147TH ST., 868 WEST, corner Morningside av.—Eight large rooms, ground floor, \$125.

153 ST. AND RIVERSIDE DRIVE.

154 S. 6 ROOMS.

Immediate possession. Rent \$1,400 to \$1,700 OFFICE, 820 RIVERSIDE DRIVE.

155 ST. AND RIVERSIDE DRIVE.

168 ST. AND RIVERSIDE DRIVE.

168 ST. AND RIVERSIDE DRIVE.

158 ST. AND RIVERSIDE DRIVE.

168 ST. AND RIVERSIDE DRIVE.

169 OFFICE, 820 RIVERSIDE DRIVE.

168 ST. AND RIVERSIDE DRIVE.

169 OFFICE, 820 RIVERSIDE DRIVE.

160 NOWS AND REAL ESTATE AT SECONDARY AND SECONDARY A

Richard Delafield Buys

Home of Architect

The six-story American basement dwelling at 16 East Sixty-fourth Street-just off Fifth Avenue, facing the large residence of M. Orme Wilson, was sold at voluntary auction Wednesday night by Arthur C. Sheridan in the Plaza Belafield, president of the National Park Bank and a director in more than a dozen other large corporations. Mr. Delafield, whose country home is at Tuxedo, will occupy the house. It was sold for Frederick Sterner, architect and builder, who held it at \$100,000, he price at which it is assessed by as attended the sale, which included avenues section.

Among those who attended were Miss Margaret W. Wilson, Martin W. Littleton, Edward Swann, Robert E. Dowling, John C. Tomlinson, William B. Way, Bertram Cruger, Morgan J. O'Brien, David S. Meyer and members of the real estate firms of Pease &

Elliman, Doug'as G. Elliman & Co., Horace S. Ely & Co., Cruikshank Company, Brett & Wyckoff and Cross & Brown Company.

Other real estate news on page eight REAL ESTATE-SALT OR RENT

TUSHING RACRIFICE DESIRABLE frame dwelling, thirteen rooms, two athe, parquet floars, copper screens for orch, and windows, two-car garage, fine hrubbers, excellent aeighborhood, corner lot, easy terms, might take lots, second norigage or small property in part payment. HAMILTON, Owner, 215 South Parcons svenue, Flushing. Rockville Center, L. I.

Jacobs, cotton jobber, has from the Barrett estate, Nich-Barrett, executor, the property and 568 Seventh Avenue, 50x and 568 Seventh Avenue, 50x monthly. Owner, 51 Walker at. Manhattan.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N.J.

FLORIDA HOME—MODERN SEVEN-room house; quick saie, \$3,000. Particu-ars address H. B. BELL, 118 Grove st., Charleston, S. C.

WILLIAM B. MERRALL MORTGAGES. Canadian Pacific Bidg. Vanderbilt 4599.

JERE JOHNSON Jr., Co., Real Estate Auctioneers 193 Montague St., Brooklyn.

WARDE - LANDSBORO System finances Home building, 342 Madison Ave., N. Y. C. APARTMENTS TO LET-FURNISHED

59TH, 36 WEST-Beautiful large living room, bedroom, kitchenette; bath; ser-vice restaurant.

Apply to Supt. on premises. 110 Morningside Drive, Corner 121st St.

showers, built-in fixtures, tiled kitchen, sleeping and sun porches, oak floors throughout, hot water heat, 2 open fire-

APABTMENTS FOR SALE OR TO LET

APARTMENTS FOR SALE OR TO LET

It will payevery family who is looking for the right place to live in New York City, to go to

Jackson Heights

today and see the new

Elevator Garden Apartments

Ready for Immediate Occupancy 5, 6 and 7 Rooms-2 to 4 Baths

Larger suites arranged to suit your requirements Golf, Tennie, Children's Playgrounds, Gardens, Etc. Tenan:-Ownership Plan-Liberal Terms Eetlal and Rutiness References Required

The Queensboro Corporation Markantan 50 East 42d St. Take Subway to Orand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station) By Motor-59th via Queensboro Bridge, Jackson Ave. to 25th St.

REAL ESTATE AT AUCTION

=ONCE in a Lifetime=== You get a chance to Buy a Home ideally situated within easy access of the center of New York, selected for its location by a REAL ESTATE man of years of experience and reconstructed by him to add every modern comfort and convenience. Such an opportunity is before you Now and you can Buy at your own price the Estate of M. Morgenthau Jr., at

ORIENTA POINT

MAMARONECK, WESTCHESTER CO., N. Y.

located at corner Beach, Walton and Seney Avenues. Just off Rushmore Ave. and Boston Post Road, with about 1 acre of ground, beautifully parked. 14-room house with 4 baths. Garage for 3 cars and stabling for 4 horses, with 3 rooms and bath above. All thoroughly Modernized, with New Steam Heating Plant, Thermoline Gas plant, etc. Sold only because business makes it necessary for Mr. Morgenthau to go abroad in Summer and to Palm Beach in Winter, at

AUCTION Next Tuesday, October 10th
At Noon at Exchange Salesroom, 14 Vesey St., N. Y. Write for full particulars of this and other choice properties to be offered at this sale.

MORGENTHAU JR @ BRYANT 6466

449 FULTON ST. UNFURNISHED APARTMENTS TO LET UNFURNISHED APARTMENTS TO LET

Small Apartments 141 East 21st St.

2 rooms and bath-nonhousekeeping. 416 Madison Ave.

near 48th St. and Ritz Carlton Hotel. 1, 2 and 3 rooms and bath. Ele-vator. Non-Housekeeping.

19 West 54th St. Near University Club. 1 room and bath—bachelor apartments with service.

715 Madison Ave. near 63rd St., 2 rooms and bath. Elevator.

Wm. A. White & Sons Established 1868 46 Cedar Street

FEFFERE STEERS

821 Park Avenue

New Elevator Apartment House

Exceptionally desirable housekeeping

5 Rooms & Bath

TEASE & ELLIMAN

105 West 73rd St. and 5 rooms. 115 West 73rd St. Recently constructed
4 and 6 rooms, 1 and 3 baths,
2131 Broadway
Bet. 74th and 75th Sts.
7 and 8 rooms, 2 baths. 700 West 179th St. Routhwest cor. Broadway 10 story fireproof apartment 4-5 and 6 rooms, 2 baths.

Every convenience for tenants' comfort Tel. Vanderbill 9546. 565 Fifth Ave.

Under ownership management

or Superintendent on Premises.

ORooms and Bath -15 East 48th St.

fireplaces, each spartment complete in every detail, including artificial refrigeration. Restaurant "Crillon"; maid and

Apply to Supt. on premises or Edgar A. Levy Leasing Co., 505 5th Ave. Tel. Murray Hill 6960.

835 Riverside Drive

3-4-5-6 Rooms APPLY OFFICE ON PREMISES 24 West 59th Street Facing Central Park

EE EE EE EE EE EE EE EE EE EE

Apartments of 2 to 6 Rooms 1 to 2 Baths \$1500 to \$6000

Restaurant on Premises Arrangements can be made for maid service.

EASE & ELLIMAN 340 Medison Avenue, N.Y.- Tel. Murray Hill 6200 **FREEZERS**

> 30 EAST 68TH ST. 2 to 4 Rooms, 1 Bath \$1,000 to \$2,000 Also studio with bath-\$1,800.

710 MADISON AVE. 2 Rooms and Bath \$800 to \$1,000.

PEASE & ELLIMAN \$40 Madison Ave. Murray Hill 6200.

READY FOR OCCUPANCY New High Class Walk-Up 1454 University Avenue, Cor. Ogden and University Avs. 3—4—5 Rooms All latest improvements; conven-ient to Jerome Ave. and Broad way subway, 6th and 9th Ave. "L." Apply on premises or John J. Micenan, 1966 Broadway. Columbus 4818.

Brooklyn ROOMS and bath, steam heat, parquet, electric lights, etc.; \$55 to \$75. Brand w. JOHN F. CHURLO. 122 Highlawn ave., a Beach subway to Kings Highway stand, Avenue R end.

TO LET FOR BUSINESS PURPOSES 1st LOFT 5 East 47th Street

In the heart of new retail Plenty of light and air. One floor above street. Large display window.

PEASE & ELLIMAN 340 Madison Ave. Murray Hill 6200

Parlor Store 715 MADISON AVE.

Size 20x100 Wm. A. White & Sons

Near 63rd Street

Established 1868.
46 Cedar Street
Tel. John 5709.

HIGH-CLASS STORES University and Ogden Aves. Opposite Washington Bridge

APPLY JOHN J. MEENAN, INC.

REAL ESTATE AT AUCTION

Long Beach Almost Died From an Overdose of Restrictions!

I WENT THERE and helped to "lift the lid" from off these eight, ten and twelve thousand dollar, tile-roof house restrictions which, for nearly fifteen years, had retarded the growth of Long Beach—the great growth that has taken place since the restrictions were either modified or removed.

THE RESULT OF "LIFTING THE LID" has been that Long Beach lot values have doubled and trebled, and many fortunes have been made by the foresighted buyers at my auction sales of unrestricted lots.

The Lorillard Spencer Lots Start with Being Unrestricted

They are to be Sold Next Thursday, Columbus Day, Oct. 12th

THEY BEGIN where Long Beach lots were put after having been restricted for fifteen years. That is where the real money lies-where the real profits are to be madein unrestricted, 25 x 100 foot, lots.

THINK OF THAT WHEN YOU ARE THINKING ABOUT BUYING A HOME SITE. And-don't think about it too long. Buy one, or a few, of the unrestricted, 25 x 100 foot, LORILLARD SPENCER LOTS at the sale next Thursday, and then begin to build before April 1, 1923, so as to get all the benefits of tax-exemption for nine years. until 1932.

BUY unrestricted, 25 x 100 foot, LORILLARD SPENCER Lots right in the City of New York, in the wonderfully located Long Island Sound and Pelham Bay Park district, and adjoining the highly restricted Westchester Country Club. AND REMEMBER—that close to the LORILLARD SPENCER, 25 x 100 foot, unre-

stricted lots, is the Pelham Bay Park station on the Pelham Bay Park branch of the 5-CENT FARE, Lexington Avenue subway to all parts of New York. These 25 x 100 foot unrestricted Lorillard Spencer Lots enjoy a trinity of remarkable advantages-

(1) A 5-Cent Fare, by subway, to all parts of New York City.

(2) An extensive, unrestricted frontage on Long Island Sound.

(3) Lengthy, unrestricted frontages, facing Pelham Bay Park and on the Eastern Boulevard.

Think of these great advantages when you go to select your lots, and when you attend the sale of these unrestricted lots

1200

Pelham Bay Park Unrestricted 25 x 100 foot

LOTS

Also Two Dwellings and Six other Buildings

Absolute Auction

Columbus Day Next Thursday, Oct. 12th

> and Daily, including Saturday, Oct. 14th on the Premises, at 2 P. M. and 8 P. M.

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HARRISON

SCARSDALE

NEPPEBHAN HEIGHTS—For sale, new 7. room house and sarage; plot 50x110 choice location; price \$12,590; terms to suit Owner, 63 Albemarle Place. Telephone 259-W, Yonkers. AT NEW ROCHELLE, N. Y. tompleted, 5 rooms and bath, open large plot; all improvements; ready-mediate occupancy; \$9,000, terms; rooms and bath; all improvements; a Builder, 44 Rhodes st. Phone tew Rochelle.

NEW STUCCO HOUSE, very attractive, 9 rooms, bath, all haurovements; lot 100x 120; section ideal; Hudson River view; write for photograph. EMIL WAGNER, Builder, Peehskill, N. Y. Phone 341-J.

TARRITOWN

CONVENIENTLY LOCATED Dutch Co-lonial home, 8 rooms bath, het wate heat, open fireblars, plot 567125; imme-diate possession; soil suick; \$12.50. lib-eral terms. Choice building plots, \$1,20 up. JAMES B. CONNOLLY, Wolfs Lame Pelham, N. Y. Tel. 1985; res. tel. 1887

Florida

MORTGAGE MONEY

REAL ESTATE AT AUCTION

REAL ESTATE BROKERS CUSHMAN & WAKEFIELD, INC.,

APARTMENTS TO LET-UNFURNISHED

75 ST., 245 WEST.

1, 2, 3 rooms and bath, \$550-\$2,000.

4 rooms 2 baths, \$2,700.

Call on Supt at House or FRENCH & FRENCH, INC.,

250 Madison Av., at 45 St. Vanderbilt 2237.

o to dessie McCormack the similar religing at 259.

Comenico Brigante sold to Lucia ricala the three-story dwelling at West Eighty-fourth Street, 20x102.2. eborah Levy sold to Brigante similar religious description of the Recommendation of th

WESTCHESTER SALE OR RENT

BEAUTIPUL COLONIAL BRICK. and shingle dwelling; high, choice location, overlooking L. I. Sound; 9 rooms, 3 baths; steephon porch; large plot; built-in gates, exclusive neighborhood; \$22,000; attic; hot water heat, cak floors, open fleening wanted. PETER DOERN, Builder, fix Remingway ave., New Rochelle, N. Y. Teephone 3153. MCRIPICE—Owner just moved West, of-fers his home at a great sacrifice, \$14,500 -2 rooms, stucco, 2 baths, hardwood floors and trim, hot water heat; garage; find the find location, North ave. section; thout vers old. See this to-day. OL-OIT & EGGER, 51 East 47d st., New lock Telephone Murray Hill 2026. HASTINGS HASTINGS-ON-THE-HUDSON -- Overlook

dential section; 5 minutes station, trolley, easy terms. E. F. Horner, 1 Ridgefield Place. Tel. Hastings 608M. Call week days only. NFURNISHED HOUSES FOR RENT ma, 2 baths \$150 per month mg, 1 bath 159 per month mg, 2 baths 125 per month 125 per month bath 125 per month 125 per month 125 per month 126 per month 126 W. BODINE, 470 Main Street Tel. 848 New Rochelle, N. Y.

HOUSE and garage, six rooms and bath; high, dry location, near trollation and schools; low price; best far. Phone 2476. 22 Sylvan Place.

WHITE PLAINS

AUTIFUL 9-ROOM HOUSE, with a view unucquaied in this suburban sec-ion, short walk to school, station and surches, \$12,000, terms. Owner, 722-J BEAUTIFUE CORNER, 12 rooms, 2 baths, all latest imple: 10 minutes to station, 2 mins to school; \$17,500, terms, J. GRAVE-SON, 127 Depayster St., Tarrytown, Phone 224-W. DERN HOUSE for sale, 7 rooms, iv., front porch, thed bath; gamprovements; near depot; select and, HARRY A. SATTLER, Har-

11 FEET X 38 FEET 16 FEET X 37 FEET